

PEOPLE

POPULATION

- In 2025, Back Bay had **18,983** residents, representing **2.7%** of Boston's population.

AGE

- In 2025, nearly **half** of Back Bay residents were aged 18-34, compared to 42% of Boston residents citywide.

AGE GROUP DISTRIBUTION

Boston and Back Bay Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
Back Bay	5.1%	48.7%	23.8%	22.3%

DIVERSITY



20.5% of Back Bay residents were foreign born in 2025, compared to 27.3% citywide.



24.8% spoke a language other than English at home and Spanish and Chinese were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and Back Bay Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
Back Bay	13.5%	3.8%	6.7%	71.6%	4.4%

Asian/PI: Asian or Pacific Islander, Black/AA: Black or African American.

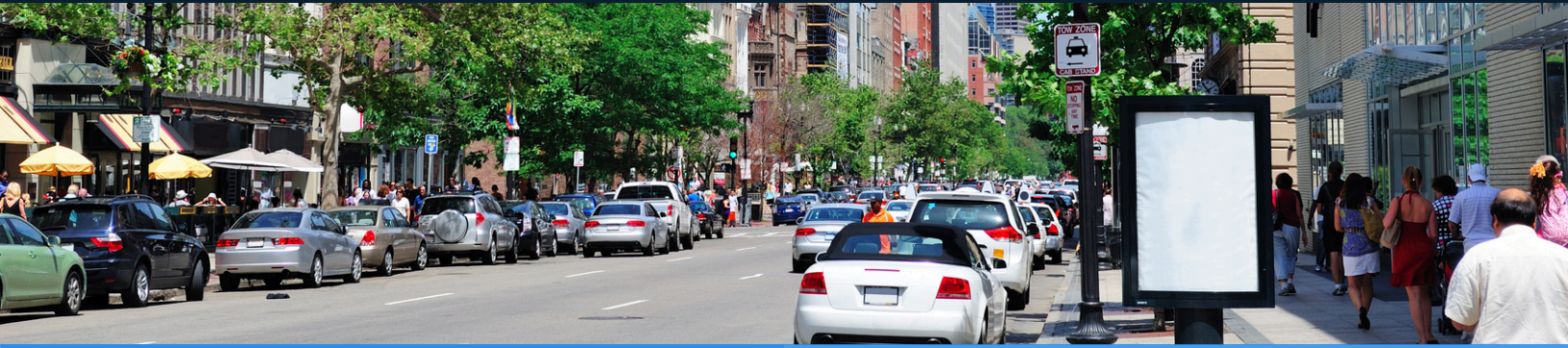
- In 2025, Back Bay had larger Asian or Pacific Islander and White populations relative to Boston citywide.

EDUCATION

- 88.1%** of Back Bay residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 22.9%** of Back Bay residents were enrolled in college or university.
- 1,323** Back Bay students lived in dorms in 2020.

HOUSEHOLDS

- Of Back Bay's **10,166** households:
 - 30.7%** family households
 - 54.6%** one-person households
 - 14.7%** non-family households with 2+ people



ECONOMY

PLACE

JOBS

- In 2023, Back Bay had **66,965** payroll jobs, making up 9.3% of Boston's payroll jobs.
 - 21.1%** of payroll jobs were in the Professional, Scientific, and Technical Services industry.
 - 16.2%** were in the Finance and Insurance industry.

LABOR FORCE

- 1.8%** of Back Bay payroll workers live and work in Back Bay.
- 27.2%** of Back Bay resident workers report working primarily from home.

INCOME

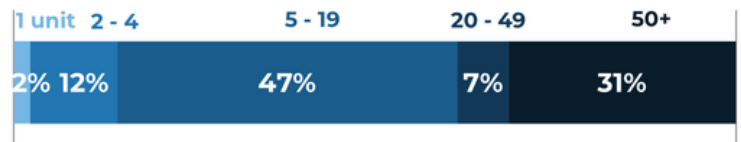
- In 2025, Back Bay's median household income was **\$128,365**, higher than Boston's of \$94,438.

SPENDING

- Back Bay's 2025 in-person consumer spending was **14.3%** below 2019 levels but **3.7%** above 2024 levels.
- Back Bay captured **56.3%** of all citywide apparel spending.

HOUSING UNITS BY STRUCTURE TYPE

Back Bay Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **11,712** housing units in Back Bay:



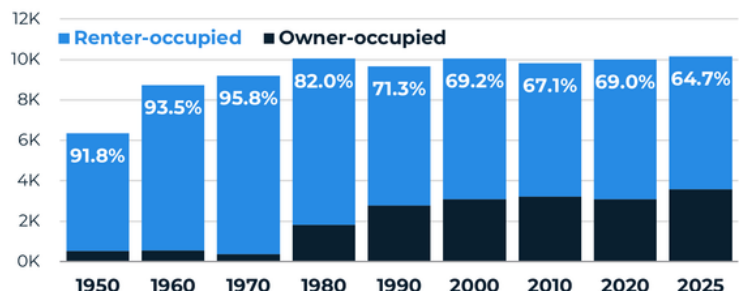
- 56.3%** 0-1 bedrooms
- 29.5%** 2 bedrooms
- 14.1%** 3+ bedrooms

RENTERS AND OWNERS

- 64.7%** of housing units were renter-occupied, compared to 64.4% of units citywide.
- In 2024, median asking rent for market-rate 2-bed apartments was **\$4,800** in Back Bay and \$3,200 citywide.

BACK BAY OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES



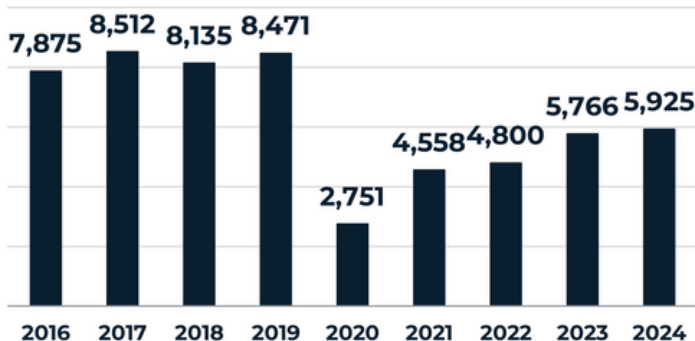
49.4% of Back Bay households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **34.5%** of Back Bay resident workers walked, **18.5%** drove or carpooled, **13.8%** took public transit, and **5.9%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Back Bay was **69.9%** of its level in Fall 2019.

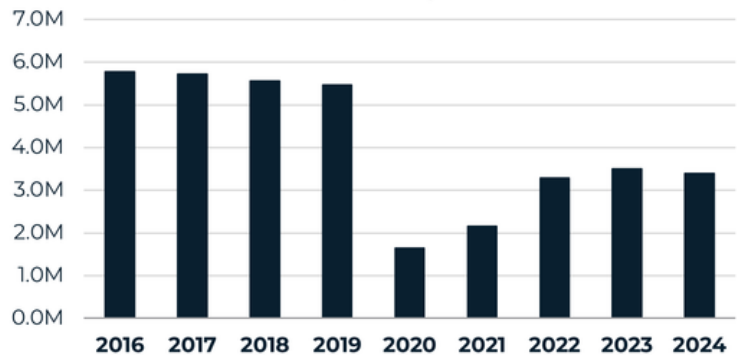
DAILY BUS BOARDINGS IN BACK BAY ON WEEKDAYS

Average Weekday Boardings at Back Bay Bus Stops, Fall 2016 - Fall 2024



RAPID TRANSIT* RIDERSHIP IN BACK BAY

Total Gated Station Validations, Back Bay 2016 - 2024



*Includes only light rail, commuter rail stations excluded due to data limitations.

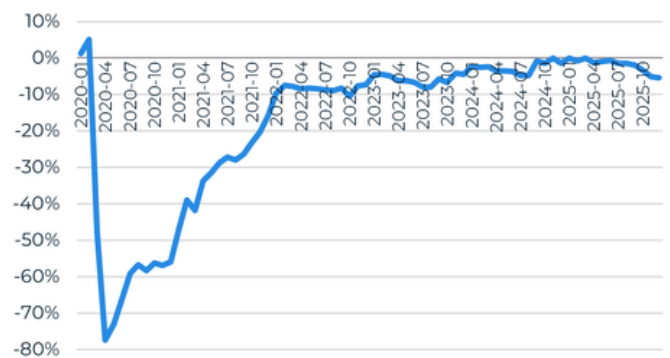
- In 2024, gated MBTA light rail validations were **62.1%** of their level in 2019.

VISITS

- In 2024, visits to Back Bay were down 2.7% from their level in 2019.
- Visits in 2025 were 1.9% lower than in 2019.

MONTHLY VISITS* TO BACK BAY COMPARED TO 2019

Visits* Relative to the Same Month in 2019, Jan 2020 - Dec 2025



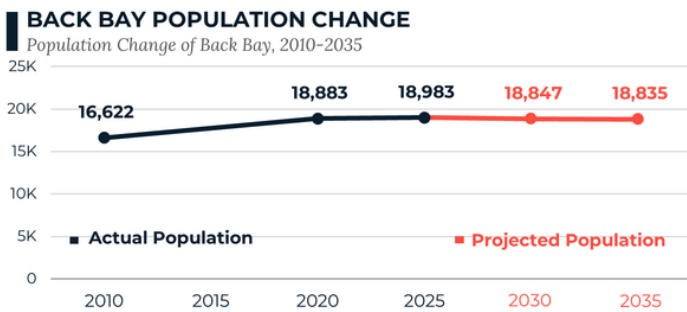
*Visits are defined as crossings from outside to inside Back Bay boundaries. Event-related visitation peaks are not included.



TRENDS

POPULATION GROWTH

- Between 2010 and 2025, Back Bay's population grew by **0.9%** per year.
- The population is projected to decline **~0.1%** per year through 2035.

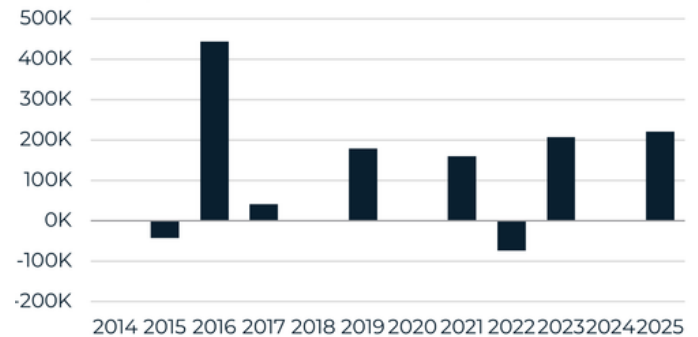


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **513,688** net new square feet of non-residential was completed.
 - **179** net new units of housing were completed.

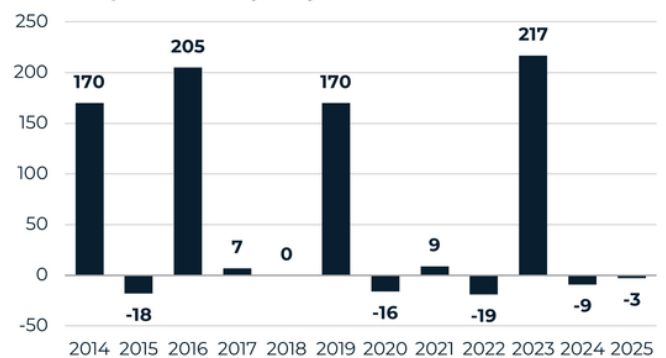
NON-RESIDENTIAL COMPLETION PERMITS

Non-residential square footage completed in Back Bay, net of demolitions, 2014-2025



TOTAL HOUSING UNITS COMPLETED

Units completed in Back Bay, net of demolitions 2014-2025



LEARN MORE

Learn more about Boston's neighborhoods with the Research Division's interactive tools:

- www.bostonplans.org/research/mydemographic-viewer
- www.bostonplans.org/research/exploring-neighborhood-change

For more resources, including reports, interactive tools, and more, scan the QR Code!